



**Shannon  
Chamber**  
Advancing business together

Submission to Variation No. 1  
to the Clare County  
Development Plan 2023 - 2029

**Shannon Chamber Submission**  
April 2026

## Executive Summary

We welcome the opportunity to make a submission on Proposed Variation No. 1 to the Clare County Development Plan 2023–2029. We support the overall objective of increasing housing supply and facilitating population growth in line with national and regional policy.

However, we wish to express concern regarding the proposed deletion of references to the Shannon Local Area Plan, Shannon Town Centre Masterplan, and related objectives affecting Shannon.

We understand from clarification provided by Clare County Council that these deletions arise from the **Planning and Development Act 2024**, which no longer includes provision for the preparation of new Local Area Plans. We also understand that land use zoning and objectives for Shannon may instead be incorporated into the next Clare County Development Plan (2029–2039).

While we acknowledge this legislative change, the proposed deletions create a **significant policy gap for Shannon between now and 2029**, at a time when Shannon is expected to play a major role in regional growth.

Shannon is a strategic employment and economic centre and a designated **Metropolitan Town within the Limerick–Shannon Metropolitan Area**. Shannon Chamber and key stakeholders have actively engaged in multiple strategic planning processes, including:

- Limerick–Shannon Metropolitan Area Strategic Plan (MASP)
- Limerick Shannon Metropolitan Area Transport Strategy (LSMATS)
- Shannon Town Centre Masterplan
- Shannon Local Area Plan

These processes emphasise the need for coordinated long-term planning for Shannon given its significance as a centre of aviation, international business and population.

The proposed deletions risk creating uncertainty and weakening strategic planning for Shannon, particularly given:

- Shannon’s role as a metropolitan town
- Planned regional population growth
- Major employment base
- Transport planning under LSMATS
- Ongoing regeneration initiatives

We therefore request that, while references to Local Area Plans may need to be removed, **replacement wording should be introduced** to ensure that Shannon continues to be guided by:

- Limerick-Shannon Metropolitan Area objectives
- MASP and RSES
- LSMATS
- Shannon Town Centre Masterplan
- Interim strategic planning objectives for Shannon

This would ensure continuity of planning policy until the next County Development Plan review.

We respectfully request that the proposed deletions be reconsidered or replaced with updated wording to ensure that Shannon continues to develop in a coordinated and strategic manner as part of the Limerick–Shannon Metropolitan Area.

# Submission relating to ‘Shannon Town and Environs’

## 1. Introduction

This submission is made from the perspective of Shannon Chamber and its key stakeholders in Shannon, including residents, businesses, employers, visitors and community organisations.

We acknowledge and support the overall objective of Proposed Variation No. 1 to increase housing supply and facilitate population growth in line with national policy.

However, we have significant concerns regarding the proposed deletion of references to the Shannon Local Area Plan, Shannon Town Centre Masterplan and related objectives. These deletions risk creating a **strategic planning and policy gap for Shannon** until the next County Development Plan is prepared in 2029.

## 2. Context – Planning and Development Act 2024

We understand from clarification provided by Clare County Council that:

- The Planning and Development Act 2024 removes provision for new Local Area Plans
- The Shannon Town and Environs Local Area Plan 2012–2018 (as extended) remains operative
- Future land use zoning for Shannon may be incorporated into the next County Development Plan (2029–2039)

While this legislative change is acknowledged, it creates a **policy gap for Shannon between now and 2029**, particularly given the pace of growth expected in the region.

## 3. Strategic Importance of Shannon

Shannon is:

- A strategic economic centre of national importance
- A major employment hub for the Mid-West region
- A gateway location associated with Shannon Airport and the Shannon Estuary
- A designated **Metropolitan Town within the Limerick-Shannon Metropolitan Area**
- A growth location identified within LSMATS

Shannon’s future growth is closely linked with:

- Metropolitan housing delivery
- Regional employment growth
- Sustainable transport planning
- Balanced regional development

Shannon Chamber and stakeholders in Shannon have actively engaged in consultation processes on:

- Limerick–Shannon Metropolitan Area Strategic Plan (MASP)
- Regional Spatial and Economic Strategy (RSES)
- LSMATS
- Shannon Town Centre Masterplan
- Shannon Local Area Plan engagement

These processes emphasise coordinated long-term planning.

#### **4. Key Concern – Proposed Deletions**

The following deletions are of particular concern:

##### [Page 6](#)

PA 1c 8 – deletion of final sentence

PA 1c 9 – deletion of final sentence

PA 1c 10 – deletion of final sentence

##### [Page 7](#)

PA 1c 11 – deletion of “the preparation and implementation of a new local area plan”

PA 1c 12 – deletion of point (d)

##### [Page 10](#)

Deletion of CDP 19.1

##### [Page 23](#)

Deletion of PA 1b 26

## 5. Risk of Policy Gap

These deletions risk:

- Reduced planning certainty
- Fragmented development
- Reduced investor confidence
- Reduced alignment with metropolitan planning
- Loss of strategic focus for Shannon
- Policy gap until 2029

This is particularly concerning given Shannon's role as a strategic transport, employment and economic centre and as a metropolitan town.

## 6. Metropolitan Area Context

Shannon is designated as a **Metropolitan Town within the Limerick-Shannon Metropolitan Area Strategic Plan (MASP)**.

This status is significant and supports:

- Regional population growth
- Employment growth
- Sustainable transport planning
- Integrated metropolitan development

While the MASP and RSES are currently under review following the revised National Planning Framework (2025), Shannon's metropolitan role remains important and should continue to be supported in the County Development Plan.

## 7. Recommended Approach

While Local Area Plans may no longer be prepared, replacement wording should be introduced to ensure continuity of planning.

### **Suggested wording:**

"Planning for Shannon will continue to be guided by its role as a Metropolitan Town within the Limerick-Shannon Metropolitan Area, and by the objectives of the Regional Spatial and Economic Strategy, Limerick-Shannon Metropolitan Area Strategic Plan, LSMATS, and the Shannon Town Centre Masterplan, pending the preparation of the next Clare County Development Plan."

## 8. Conclusion

This submission supports the objective of increasing housing supply and facilitating growth. However, the proposed deletions risk creating a planning and policy gap for Shannon until 2029.

We therefore request:

- Reconsideration of the proposed deletions; or
- Replacement wording to maintain strategic planning guidance

This will ensure Shannon continues to develop in a coordinated and strategic manner as part of the Limerick-Shannon Metropolitan Area.

## 9. Summary of Requests

Reconsider deletion of:

- Page 6 - PA 1c 8
- Page 6 - PA 1c 9
- Page 6 - PA 1c 10
- Page 7 - PA 1c 11
- Page 7 - PA 1c 12
- Page 10 - CDP 19.1
- Page 23 - PA 1b 26

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